

RETAIL

# FOR LEASE

## \$25.00 / SF NNN



408 W Town Center Blvd., Champaign, IL 61822

## RETAIL SPACE – DRIVE-THRU AVAILABLE

### Property Information

#### AVAILABLE SPACE

2,200 – 8,930 SF

#### BUILDING SIZE

8,930 SF

#### LEASE PRICE

\$25.00 / SF NNN

#### ZONING

CG – Commercial General

#### AREA

The subject property is ideally located just west of what will be the main entrance to a brand-new Costco, that is expected to be completed by late 2020.

Major retailers in the area include Menards, Target, Macy's, Dick's Sporting Goods, Sam's Club, Meijer, Aldi, Walmart Supercenter, Ashley Furniture, Kohl's, PetSmart, Hobby Lobby, and many more.

#### Traffic Counts:

Town Center: 9,200 VPD

Neil Street: 11,000 VPD

#### Property Description

Market Place Crossing is a 3-acre development anchored by La-Z-Boy and Freddy's Frozen Custard & Steakhouses that is strategically located along Town Center Boulevard between Prospect Avenue and Neil Street. An additional 8,930 SF (divisible) of retail space is currently under construction with the shell building set for completion by the end of September 2019.

The building can be divided into four individual suites of approximately 2,200 SF, and has the opportunity for a drive-thru on the west end of the building. The building benefits from cross access and parking agreements with the neighboring properties and pylon signage is available along Town Center Boulevard.

Suites will be delivered as a vanilla-box.



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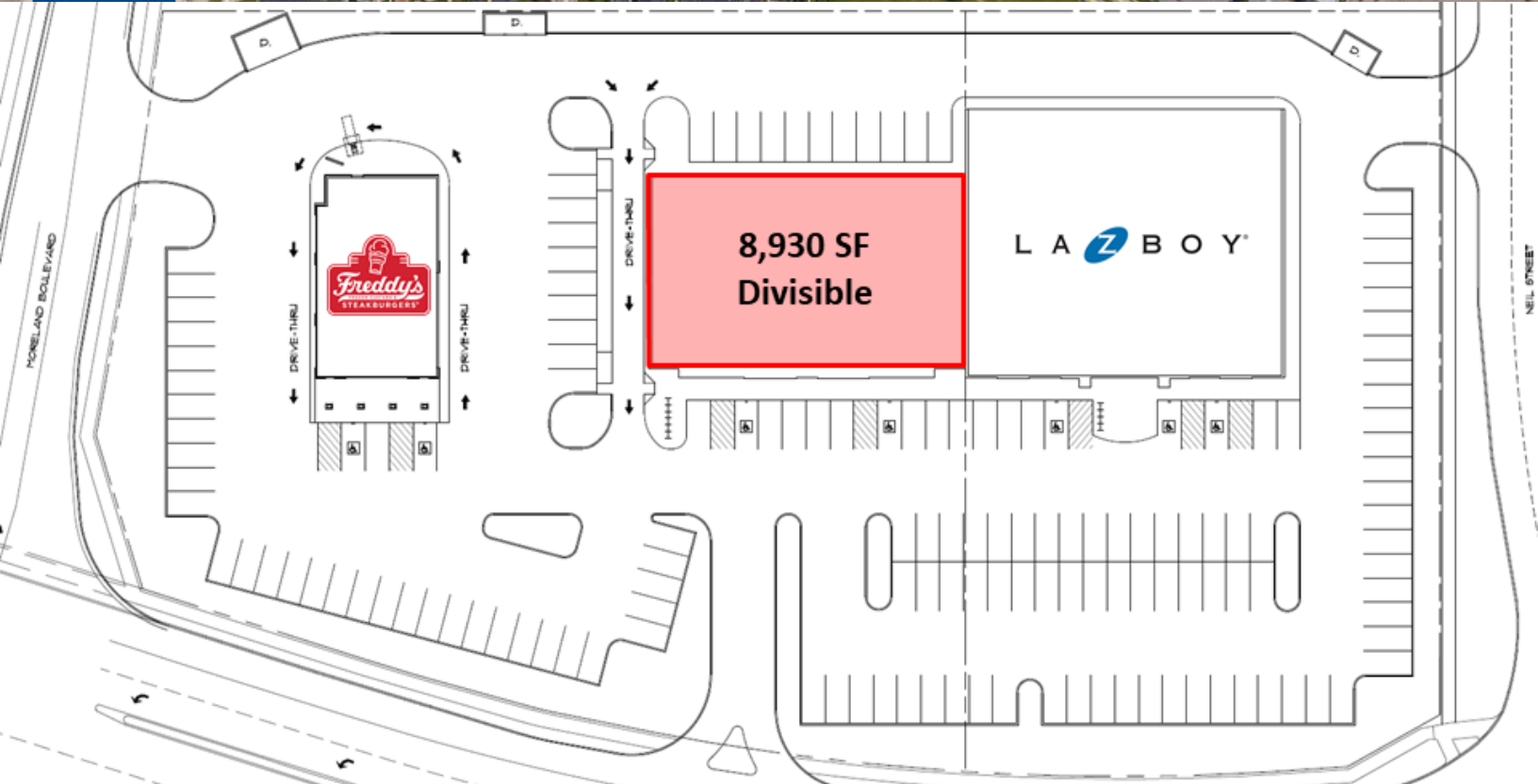
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